



YELLOWSTONE COUNTY ZONING COMMISSION

YELLOWSTONE COUNTY, MONTANA

MONDAY, MAY 12, 2013

SUBJECT: Zone Change #651 – 3555 Highway 87 North
THROUGH: Candi Millar, AICP, Planning Director
FROM: Nicole Cromwell, AICP, Zoning Coordinator, Planner II

REQUEST

The applicant is requesting a zone change from Residential 15,000 (R-150) and Agriculture Open-Space (A-1) to Highway Commercial (HC) on a 64.905-acre parcel of land described as a Fraction of Land East of the Road in the NE1/4 of Section 3, Township 1 North, Range 26 East (LESS HWY & C/S 2579). The property is generally located at 3555 Highway 87 North approximately 1.5 miles north of the intersection with Main Street and Highway 312 and ½-mile south of the zoning jurisdiction boundary. The applicant conducted a pre-application neighborhood meeting on March 27, 2014 and meeting attendance list and notes are included in Attachment B. The Planning staff is forwarding a recommendation of denial based on the 11 criteria for zone changes.

APPLICATION DATA

OWNER: MR Properties LLC
AGENT: Matt and Rebecca Beddes
LEGAL DESCRIPTION: Fraction of Land East of the Road in the NE1/4 of Section 3, Township 1 North, Range 26 East (LESS HWY & C/S 2579)
ADDRESS: 2555 Highway 87 North
SIZE OF PARCEL: 64.905 acres
EXISTING LAND USE: Vacant non-agricultural land
PROPOSED LAND USE: Same with a Heavy Machinery Parts and Equipment shop
EXISTING ZONING: R-150 and A-1
PROPOSED ZONING: HC

APPLICABLE ZONING HISTORY

Subject Property

Special Review #105 – A special review to allow commercial recreation – Magic City Motorcycle Club – to use the property for motorcycling and snowmobiling was approved by the County Board of Adjustment (BOA) on November 14, 1980.

Special Review #110 – A special review to add outdoor lighting for the commercial recreation was denied by the County BOA on April 10, 1981.

Special Review #119 – A special review to add outdoor lighting for the commercial recreation was denied by the County BOA on May 14, 1982.

Special Review #130 – A special review to add outdoor lighting for the commercial recreation was denied by the County BOA on May 13, 1983.

Surrounding Properties – There have been 9 similar zone change requests in this area of Yellowstone County since 1974. Three of these applications have been denied and 6 have been approved. One application was for a zone change from R-96 to HC and the remaining applications were from residential zoning to Community Commercial (CC). Most of these zone changes were for property close to the intersection of Highway 87 North, Main Street & Highway 312.

CONCURRENT APPLICATIONS

None

SURROUNDING LAND USE & ZONING

NORTH: Zoning: A-1
Land Use: Vacant agricultural land – power substation
SOUTH: Zoning: R-150
Land Use: Single family home
EAST: Zoning: A-1
Land Use: Vacant agricultural land and single family homes
WEST: Zoning: A-1
Land Use: Vacant agricultural land

REASONS

The subject property is located approximately 1.5 north of the intersection of Main Street in Billings Heights, Highway 87 N – the Roundup Road, and Highway 312. All of the surrounding properties are zoned for agricultural uses or very low density single family homes. Highway 87 North is considered a principal arterial for road classification purposes and the route is maintained as a state highway. Although there are no immediately adjacent traffic counts for this section of Highway 87 North, the traffic count at the intersection with Main Street is about 6,000 vehicle trips per day and at the Musselshell County line about 3,170 vehicle trips per day. By contrast, Highway 312 about 4 miles east of the intersection the traffic count is 11,000 vehicle trips per day and Main Street at the intersection carries 14,700 vehicle trips per day. Highway 87 North at this location has a posted speed limit of 70 mph. The current zoning, R-150 and A-1, was in effect since 1973 when the county adopted jurisdictional zoning around the City of Billings. There are two drive approaches into the property from the highway and the applicant intends to primarily use the southern approach for the proposed heavy machinery shop and business.

The applicant purchased the property with the intent of moving his existing business located at 2910 Hannon Road, a leased property. The applicant states he intends to construct a large shop building, a fenced storage yard, and use about 5 acres at the southern end of the property. The remaining 59 acres would not be developed at this time. There are no public utilities to the property so water and wastewater systems will have to be provided on site. In 1980, the County BOA approved a commercial recreation facility for the Magic City Motorcycle Club on this property but restricted the use to daylight hours. The motorcycle club unsuccessfully attempted to allow outdoor lighting for the facility in 1981, 1982 and 1983. Eventually, the motorcycle club

abandoned the use of the facility. A subsequent competitive paint ball course for Diamond Paint Ball was established but also was eventually abandoned in 2011.

The proposed zoning and intended use of the property may have an unpredictable impact on the adjacent state highway. When the property was used for commercial recreation, the traffic volume was sporadic and seasonal. The property has an existing approved drive approach from the highway. The topography of the highway at this location includes a rise and curve for north bound traffic and a drop and curve for south bound traffic. At 70 mph, through traffic may be surprised by vehicles stopped or turning into or out of the drive approach. Vehicles hauling heavy construction equipment take longer to accelerate or make turning movements.

Other uses allowed in the HC zone could have a greater impact on traffic. The Planning staff must consider all potential uses on the subject property including retail, commercial office space, restaurants (with or without alcohol service), personal storage and multi-family uses. Some of these uses would require annexation for provision of public utilities. If the property were developed for multi-family dwellings, then new traffic generated would be increased by over 500 trips per day. A 5,000 square foot restaurant would generate approximately 200 new vehicle trips per day. The current zoning allows single family dwellings and agricultural uses. The property has more than 3,500 linear feet of frontage on Highway 87 North and the applicants are proposing to only use a small 5 to 10 acre portion of the property near the south end of the parcel. Another use of the undeveloped property with the proposed zoning would be for billboards. The current zoning does not allow billboards. The County sign code would allow the installation of up to 5 new billboards on this amount of frontage within the HC zone.

A neighborhood meeting was conducted by the applicant on March 27, 2014, at the subject property. Six surrounding property owners attended the meeting. The meeting notes indicate concerns with property appearance, volume and size of business planned for the property, and surrounding property values for residential uses. The minutes of meeting are included as Attachment B. The Planning Division received three written letters of opposition and two written letters of support with the application.

Planning staff has reviewed this application and is forwarding a recommendation of denial for the proposed zone change based on the 11 criteria for zone changes. The property is not located in an area slated for higher intensity commercial uses and is adjacent to low density residential uses and agricultural uses. It is not at the intersection of 2 arterial streets and could bring an unpredictable amount and type of traffic to this section of Highway 87 North. The proposed zoning is incompatible with the existing adjacent uses and planned development of those adjacent parcels. The existing traffic is at highway speeds of 70 mph or greater. Turning movements of heavy equipment haulers may cause a hazardous traffic situation. The HC zone could allow the construction of other uses that may also have a detrimental effect on traffic and the adjacent residential and agricultural uses.

RECOMMENDATION

Denial of Zone Change #651 and adoption of the 11 criteria for this zone change.

PROPOSED ZONING COMMISSION DETERMINATIONS

The Yellowstone County Zoning Commission, prior to any recommendation, shall consider the following:

1. *Is the new zoning designed in accordance with the Yellowstone County and City of Billings 2008 Growth Policy?*

The proposed zoning does not comply with the following goals of the Yellowstone County and City of Billings 2008 Growth Policy and area plans:

- Prohibit high intensity commercial development in residential areas. Provide less intensive commercial development on arterial intersections within residential neighborhoods.
This zone change would place a high intensity commercial zone 1/2-mile from an arterial intersection (Alexander Road) in the middle of an agricultural area outside the city limits.
- Predictable land use decision that are consistent with neighborhood character and preferred land use patterns identified in neighborhood plans. (Land Use Element, page 6).
This zone change would allow for high intensity commercial use adjacent to low-density uses and neighborhoods. This is not consistent with the neighborhood character.
- Goal: New developments that sensitive to and compatible with the character of adjacent development. (Land Use Element Goal, page 6).
This property is not adjacent to any commercial uses. This is not compatible with the adjacent development.

2. *Is the new zoning designed to secure from fire and other danger?*

The subject property is currently served by the Billings Urban Fire Service Area (BUFSA). The nearest fire station is located at St. Andrew's Drive and Wicks Lane, approximately 3 miles south and west of the subject property. The property currently does not pay a BUFSA assessment since there are no structures on the property to assess. If the property is improved with a structure or structures, then assessment will go in to effect.

3. *Will the new zoning facilitate the provision of transportation, water, sewerage, schools, parks and other public requirements?*

Transportation: The new zoning will increase traffic on Highway 87 North. The proposed use, a heavy equipment parts, service and sales shop, will have occasional deliveries and customer traffic on a daily basis. This amount of traffic may not cause traffic congestion on the highway but heavy equipment hauling may create conflict with vehicles traveling at highway speeds of 70 mph or greater.

Water and Sewerage: The property will be served by septic systems and an on-site water system (a cistern is likely). City of Billings sewer service is not available to the property

and it is outside the area likely to be annexed by the city. The lot is an un-platted property so the water and wastewater disposal system will need to be approved by Environmental Health prior to any development.

Schools and Parks: The proposed zoning should not impact the student population. Residential uses are not planned for the property.

Fire and Police: The subject property is serviced by the Billings Fire Department and the Yellowstone County Sheriff's Department. Fire protection will be evaluated at the time of a development plan.

4. *Will the new zoning promote health and general welfare?*
The new zoning will allow development of property that is not near existing commercial uses and adjacent to residential and agricultural property in all directions. The current zoning, R-150 and A-1, allows low density single family dwellings (1 per 10 acres) and agricultural uses. The proposed HC zoning will allow the owner to develop the proposed heavy equipment service business on highway frontage but surrounded by agricultural uses and low density residential homes. The additional area that will not be used for the business – between 55 and 59 acres – may develop for additional commercial uses that may or may not be compatible with the adjoin residential and agricultural uses. This does not promote the health and general welfare of the area.
5. *Will the new zoning provide adequate light and air?*
The proposed zoning would require minimum setbacks, maximum building heights and maximum lot coverage. These requirements should allow adequate light and air to reach the subject property and adjacent properties.
6. *Will the new zoning effect motorized and non-motorized transportation?*
The proposed zoning itself will not generate more traffic on any of the adjacent streets. There are no pedestrian facilities in the area but there are unmarked trails throughout the adjacent private property. The adjacent highway has a 70 mph posted speed limit. Heavy equipment hauling may conflict with this highway traffic since it is slower to accelerate and stop. The road geometry may prevent enough sight distance for safety. MDT has reviewed the proposed zone change and development proposal and is also concerned with the type of traffic entering and exiting the highway at this location.
7. *Will the new zoning be compatible with urban growth in the vicinity?*
The proposed zoning is not compatible with adjacent rural residential development. The current zoning and existing residential and agricultural development is consistent with the area.
8. *Does the new zoning consider the character of the district and the suitability of the property for particular uses?*
The subject property is in an area that has low density residential development and agricultural uses. The property is not suitable for HC uses directly adjacent to these

residential and agricultural uses. It is not likely the character of the area will change to commercial uses in the future given the goals and policies of the 2008 Growth Policy for Yellowstone County.

9. *Will the new zoning conserve the value of buildings?*

The new zoning will allow the development of new commercial uses adjacent to agricultural and residential uses. The intrusion of commercial uses will result in lower market value for these adjacent residential properties. The value of adjacent residential buildings will be lower. The property has no existing structures.

10. *Will the new zoning encourage the most appropriate use of land in Yellowstone County?*

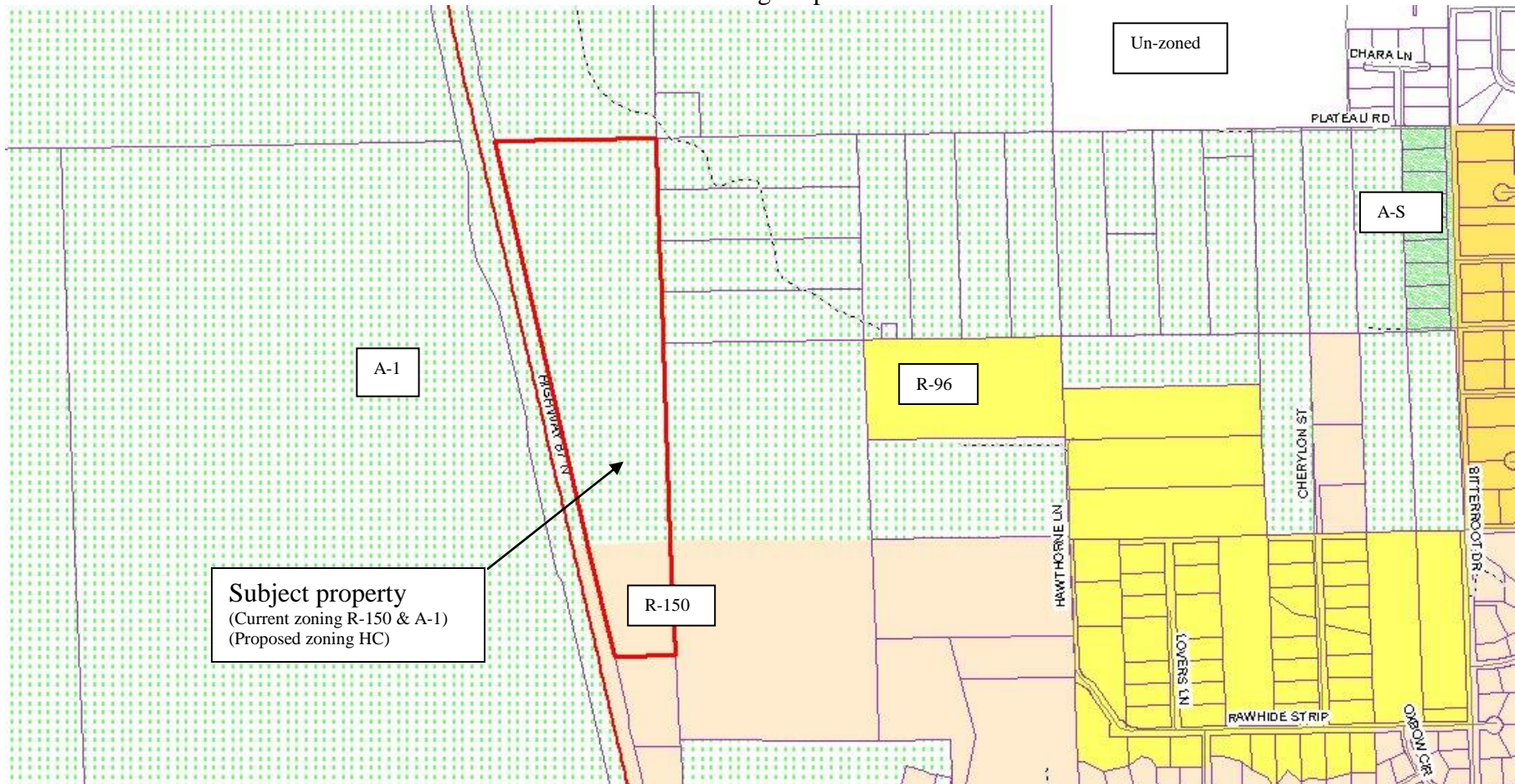
The property is not suitable for the proposed heavy equipment sales, service and parts business. The business current location on Hannon Road is in a Controlled Industrial zone, where homes were developed prior to the zoning. This neighborhood has very little property value left in the adjacent residences. The Hannon Road area will eventually become all industrial or commercial uses. This area north of Billings Heights has been zoned agricultural and residential since 1973. This is the most appropriate use of land in this area of the County. Certain uses that generate high traffic such as restaurants and retail uses are not possible at this location without annexation and the provision of public water and sewer. The property is not within the limits of annexation for the city. The proposed zoning for the entire parcel will leave a majority of the land undeveloped after the heavy equipment business is constructed. This vacant land could be used for the placement of multiple billboards under the provisions of the County sign code.

11. *Will the new zoning be as compatible as possible with adjacent zoning in the City of Billings?*

The proposed zoning is not adjacent to the City of Billings.

Attachment A:	Zoning Map
Attachment B:	Applicant Letter & Pre-application neighborhood meeting minutes
Attachment C:	Site Photographs

Attachment A - Zone Change #651
Zoning Map



Attachment B - Zone Change #643
Applicant Letter & Pre-application neighborhood meeting minutes

Minutes for Neighborhood Pre-Application Meeting
Thursday, March 27, 2014
5:30p.m.
3555 Hwy 87 N
Billings, MT 59105

Present: Ron Kostelecky, Diane Kostelecky, Evelyn Degenhart, Todd Reichenbach, Larry Wilken, Tom Fisher, Matt Beddes and Rebecca Beddes

The meeting began promptly at 5:30p.m. at the subject property. Those present signed in and introductions were made.

Diane asked if our intent is to use the land like that at our current rental location at 2910 Hannon Rd? Matt responded, yes.

Ron asked about our plans for the hills? Matt responded that we will keep as many burms as possible along with the natural flow of the land and gave our initial thoughts on where we would like to place a building.

Tom asked if we will have large equipment, like Yellowstone Valley Parts & Equipment on HWY 312 and how many acres we plan to use? Matt responded yes and we plan to use 5 to 10 acres.

It was asked of Larry how long he has been a surrounding land owner? He responded that he first purchased land around 1991.

Larry mentioned that he reviewed a website showing we have 16 pieces of dismantled equipment. He asked if we plan to stay the same size? Matt responded yes.

Tom asked if we own the land now or if it is contingent on the zone change? Matt responded that yes we own the land now. Tom also asked about what we plan to use for water? Matt responded that we will use a cistern. There was some talk about hopes for water lines being brought in.

Diane asked how many employees we currently have? Matt responded with four (4) full-time employees not included his self and wife, Rebecca.

Larry mentioned that he is interested in his property becoming 'income property' and considers our proposed zone change a detriment to surrounding property value.

Diane stated that she is against the zone change.

Matt asked if anyone had any more questions. No one spoke. Meeting adjourned.

Surrounding landowners, but not present: Dennis Schultz and David Geisler, responded with the attached e-mail.

Surrounding landowners, but not present: Frank and Kim Sindelar, responded with the attached letter.

Pre-Application Neighborhood Meeting
For Property at 3555 Hwy 87
Billings, MT 59105

MR Properties LLC
Matt & Rebecca Beddes
4110 Bennett Ave
Billings, MT 59105

Thursday, March 27, 2014 5:30p.m.
Location: 3555 Hwy 87

IN ATTENDANCE:

Ram Koslitsky 259-6854 3/27/14 5:30
Signature of Attendee: Phone Number: Date and Time:

Deanne Koslitsky 259-6854 3/27/14 5:30pm
Signature of Attendee: Phone Number: Date and Time:

Evelyn Degenhart 259-4295 3/27/14 5:30pm
Signature of Attendee: Phone Number: Date and Time:

[Signature] 698-7764 3/27/14 5:30
Signature of Attendee: Phone Number: Date and Time:

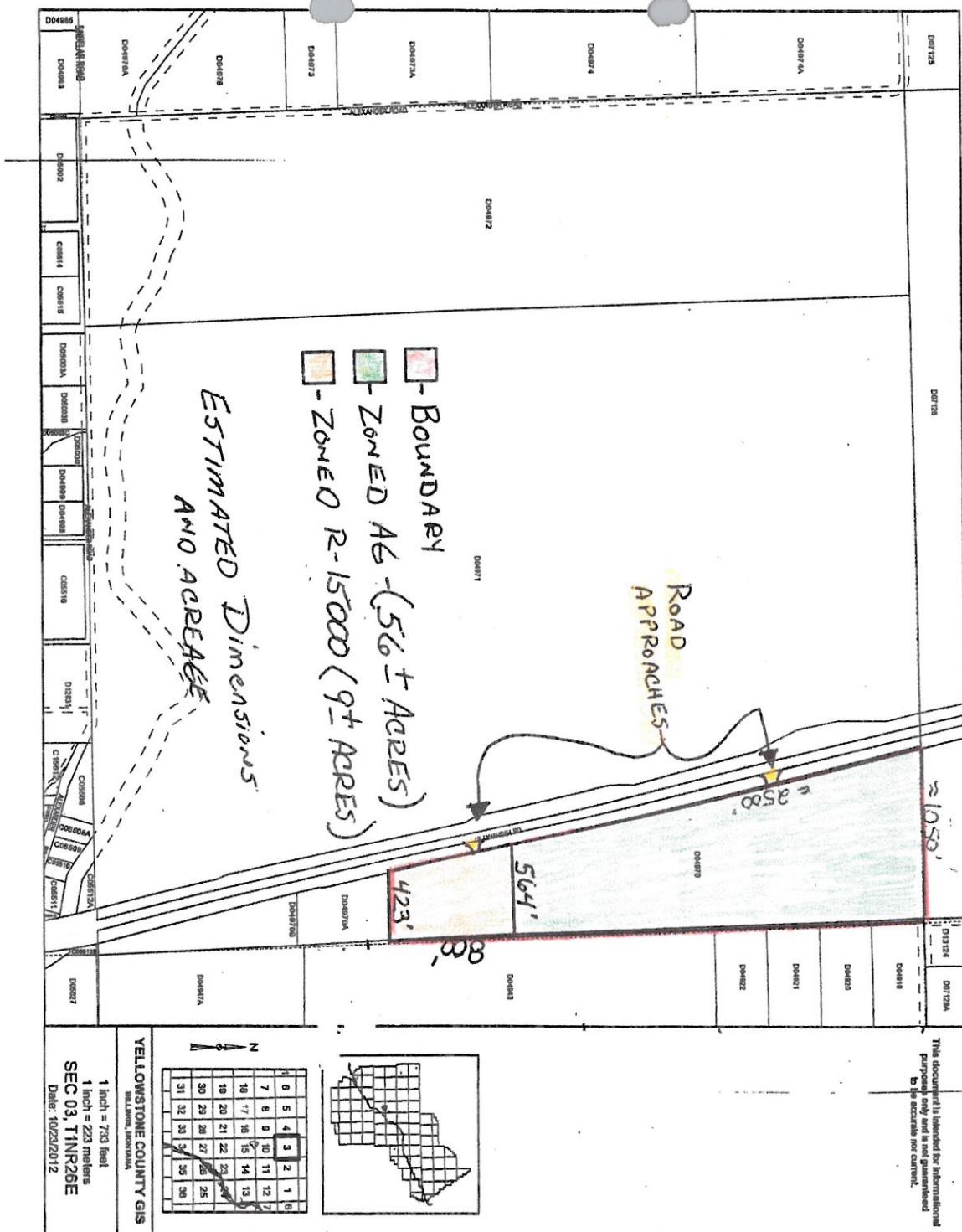
[Signature] 671-9644 3-27/14 5:30
Signature of Attendee: Phone Number: Date and Time:

Tom A. Fisher 698-6973 3-27-14 5:30
Signature of Attendee: Phone Number: Date and Time:

[Signature] 855-5874 3-27-14 5:30
Signature of Attendee: Phone Number: Date and Time:

Rebecca Beddes 855-5875 3-27-14 5:30pm
Signature of Attendee: Phone Number: Date and Time:

Signature of Attendee: Phone Number: Date and Time:



MR Properties, LLC
c/o Matthew Beddes, Member
Matt and Rebecca Beddes
4110 Bennett Ave
Billings, MT 59105

Re: Zone Change at 3555 Hwy 87

1.

A. Our proposal is consistent with the goals and policies of the adopted Growth Policy:

1. Empowering Change: For over 20 years the subject property and much of the surrounding land has remained non-productive agricultural land. Currently there is very little, to no use of our land and surrounding land. South of our property, a lumber yard and other thriving commercial businesses are located along the highway, a gateway into Billings.
2. With the growth of Billings and Shepherd area, our property is located at the cusp of this progress. There are commercial businesses in close proximity which will ensure continued functionality of providing public services north along the highway as well as contiguous development.
3. Economic development is on the rise in all directions in and around Billings. Our business fosters that element in that we provide living-wage jobs and are strengthening our community.
4. We are a young and thriving business that offers competitive wages and benefits, thus helping to increase the median income of households and individuals throughout Billings and surrounding areas, helping to reduce dependency of social programs.
5. Hwy 87 is an entryway to the heights and Shepherd community; our business will not present physical barriers nor discourage economic development. By re-locating to HWY 87, we will fulfill the objective to encourage new businesses to locate in the gateway areas and allow us to be an integral part of business recruitment and retention. Billings' many gateways are lined with commercial businesses; a few are similar to ours.
6. We will maintain a neat and clean appearance. Our current landlord commends us on cleanliness. We and our employees strive for quality and excellence in all aspects of our business. A similar business to ours, located nearby on HWY 312 was named "clean" by the Billings Bright and Beautiful in 2013.
7. Our zone change and proposed commercial property will not change the flow of traffic or affect the nearby school in terms of traffic or student population.

B. Our need for the intended zone change to Highway Commercial is necessary because current zoning is limited to agricultural functions. We intend to place a commercial building on our property, as a warehouse with office space. The immediate area has set dormant for many years and remains unproductive. Our zone change will promote economic development and provide opportunities for more employment, as well as encourage expansion of business in the neighborhood.

Dover Ranch
Owner/Operators
Frank Sindelar
Kimberly Sindelar
John Sindelar
Dover Sindelar
633 Sindelar Road
Billings, Mt 59105



April 2, 2014

Pre-application Meeting: 3555 Hwy 87
Matt and Rebecca Beddes

Dear Sires,

We have read the proposed Zone change asked for by Matt and Rebecca Beddes to the property listed below, and we are for granting them said/desired zoning changes. Our reasons are as follows:

First, we would like to state that our ancestors came to Montana and purchased land, including that parcel that is under discussion, with the sole intent to generate income. It is our opinion that the proposed usage of the land by the Beddes' falls into the same objective as our ancestors. We have always felt that as stewards of the land it is our responsibility to pass along the opportunities that come with the land while managing the land in a practical and ethical manner. We feel that the Beddes' will also care for the land in a similar fashion while they too generate income from the property.

Secondly, to address the question that the usage proposed by the Beddes' would devalue surrounding land; it is our opinion that if you are to compare the growth of the west end of town to land value, you will see that as the surrounding area develops and brings added traffic to the area, it becomes a more desirable location to live and build. We feel that the addition of a new business to the area would not be a deterrent, but an asset to the area. Additionally the development of the property will bring much needed clean-up of the tract that has been neglected for some time.

Another consideration is that the addition of a new business to the area will bring new taxes into the school district, providing added revenue for the expanding school population.

We further feel that the intent of surrounding landowners to develop their property into "income" property will not be compromised, as the view provided will not be an eye sore.

In conclusion, we feel that there has not been any reason provided that should keep the proposed zone change from going into effect for the Beddes' and their business. They have acquired the property after it was placed on the open market for a fair price and should be able to use the land for their desired intent. If anyone wanted to guarantee themselves the continued use or un-use, as in this case, of the said acreage they had opportunity to make the purchase themselves.

Sincerely,

Dover Ranch Inc. by Kimberly J. Sindelar 4/8/14
Secretary Dover Ranch

Dover Ranch
Frank Sindelar, President
Dover Sindelar, Vice President
Kimberly Sindelar, Secretary
John Sindelar, Treasurer

ie: Property address
Township: 01N
Range: 26E
Section: 03

Geo code: 03-1033-03-1-05-01-0000

PO Box 31793
Billings, Montana 59107



(406) 256-0199
(406) 256-8081 Fax

AN EQUAL OPPORTUNITY EMPLOYER

November 5, 2013

Matt Beddes
Raw Machinery – Bay #'s 6, 7, 8
2910 Hannon Road
Billings, MT 59101

Mr. Beddes:

This letter is to express appreciation to you and to your staff for the excellent care of my property at 2910 Hannon Road.

I have had other renters, but have not had the success in keeping the property in a manageable condition.

A qualified and trusted person as yourself, as a renter, has been a good relationship. Your team at Raw Machinery has done an outstanding job of taking care of the many details in regard to our property and building.

Thank you,

A handwritten signature in black ink, appearing to read "Kevin Kitchin", with a long horizontal line extending to the right.

Kevin Kitchin
Owner

Larry Wilken
1412 Sagebrush Rd.
Billings, Mt 59105

Planning and Zoning Dept.
2825 3rd Ave N.
Billings, Mt. 59101

4-1-2014

Dear Nicole Cromwell,

I attended the informational meeting called by Matt and Rebecca Beddes on 3-27-2014, regarding the proposed zone change on the property at 3555 Hwy 87. After hearing the request to re-zone this property to Highway Commercial and the explained use of this property to be for a business of dis-assembly, storage, and sale of used heavy equipment, I must say I am very much opposed to the re-zone of this property. I believe any re-zone of this property will destroy the value of my property. My property is elevated to the approximate elevation of the Airport and has fantastic views now. If the Beddes were to put there proposed business in on their property, there is no way to shield it from the view from my property. I do not believe a home owner of an upper end home is going to appreciate looking into an Equipment Wrecking yard, let alone the noise, and diesel fumes from running heavy equipment.

I also have a very immediate concern of the owner, Matt Beddes stating that he intends to continue with the dirt work that he started moving in the last couple of weeks, before this re-zoning is reviewed by the Planning and Zoning Dept. and the County Commissioners and any others that need to be involved. I am very concerned that he indicted he intends to move dirt on the area south of his gate to his property off Hwy 87, going east toward my western boundary just below the high ridge on my property. If this dirt removal is done it is going to create a great danger of a slide condition on my west ridge. I am writing you now, advising you of my concern, as I understand there will not be a formal meeting with you on this re-zone issue until May 12, 2014 at 4 PM.

I also walked all of the hillside and coulee area of the western boundary of my property and found even with the very small amount of moisture we received on the evening of 3-27-2014 and early morning of 3-28-2014 at 11:30 AM on the 28th there was still water running out of two of the coulees draining into Beddes's property. Looking further I realize that earlier this year there has been water from twenty to thirty feet wide and three to four feet high indicated by the laid down grass and wet soil running from two of the coulees into the Beddes's property. There are two culverts going thru Hwy87 on the west side of the Beddes's property and it looks like water was backed up against the roadside there also. My concern is I do not want dirt work done in such a way that it will back the water up onto my property, nor would I want the water re-channeled in such a way to de-stabilize the soil to cause a slide.

I am not sure if your office is the Dept. that handles all of my concerns, if not I would appreciate that you advice me as to who to contact and or forward my letter on to them.

Sincerely,

Larry Wilken
406-671-9649

Degenhart Family Partnership
2547 Roundup Road
Billings, MT 59105

April 28, 2014

Yellowstone County Planning & Zoning Dept.
2825 Third Avenue North
Billings, MT 59101

To Whom It May Concern:

Please be advised that we are opposed to the zoning change requested by Matt & Rebecca Beddes for property located at 3555 Hwy 87 North from Residential and Agricultural Rural to Highway Commercial.

Sincerely,

A handwritten signature in blue ink that reads "Diane Kostecky". The signature is fluid and cursive, with the first name "Diane" and last name "Kostecky" clearly distinguishable.

Diane Kostecky for
Degenhart Family Partnership

From: dennis schulz <dnnschulz@gmail.com>
Subject: Land use of property South of land held by Dennis Schulz and David Geisler
Date: March 19, 2014 9:35:47 AM MDT
To: Larry@moparfarm.com

3/19/2014

Sirs: It is my understanding that there is proposed commercial development on the property just South of our property.

History:1 At one time a race track was placed on this property--this was done without any notice to the landowners and did not abide by the rules of City/County Planning.

2 Then they wanted to put lights on the racetrack--a hearing was held and resulted in being turned down. That stopped the race track.

3 Then it became a paintball course--this was done without any ok from city/ county planning--or having any input from the land owners.

Therefore:

I am against any development that does not go the review board of the City /County Planning Board--and has a the proper notice and input of the concerned landowners that borders this property.

Dennis Schulz (dnnschulz@gmail.com)14092 Chagall Ave. Irvine, CA 92606

949 552 2833

David GeislerP O Box 76Murdo, SD

605 280 5669

Attachment C – Zone Change #651



Subject property



Subject property view east from Highway 87 N – southern drive approach

Attachment C – Zone Change #643, continued



View south from drive approach

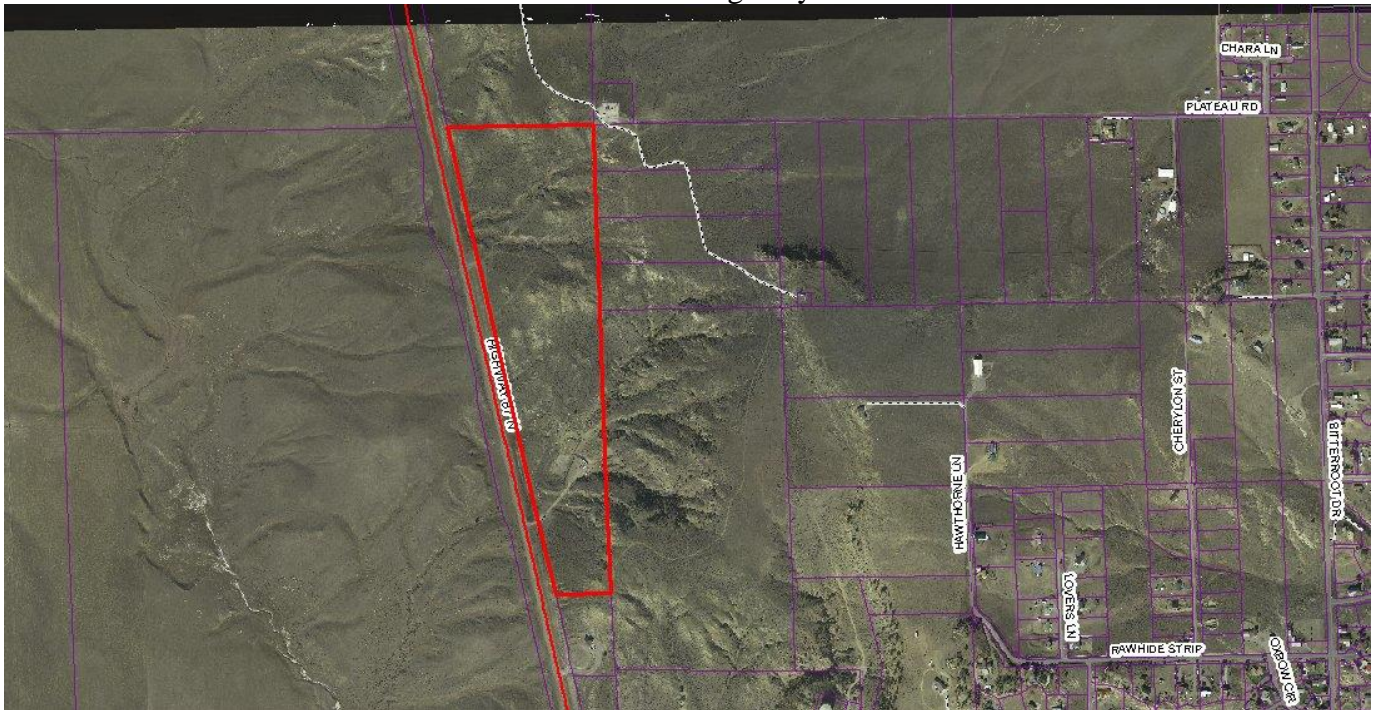


View north from drive approach

Attachment C – Zone Change #643, continued



View west across Highway 87 North



Aerial

Attachment C – Zone Change #643, continued



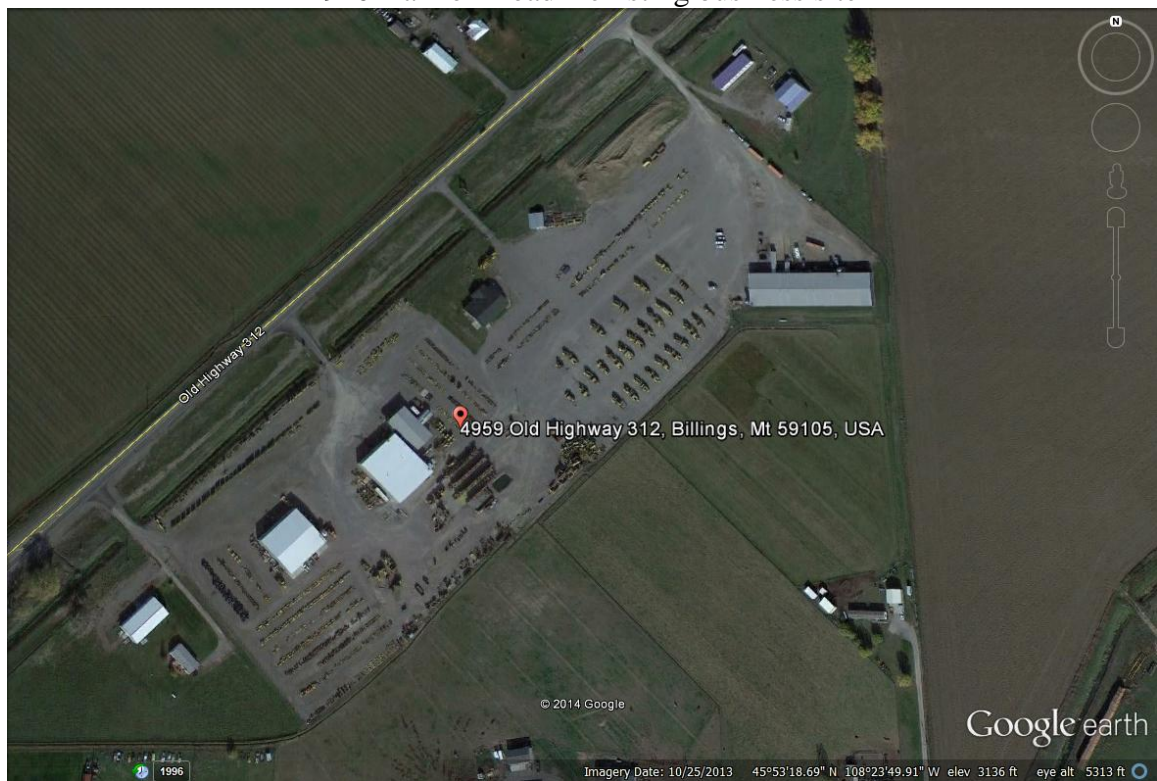
View from south bound lane



Attachment C – Zone Change #643, continued



2910 Hannon Road – existing business site



Yellowstone Valley Parts & Equipment – Highway 312